

Dear _____,
(Your Bankruptcy Attorney)

I recently filed for bankruptcy protection with your representation. I would like permission to sell my home voluntarily via short sale rather than have it foreclosed via Trustee Sale. I see the following two significant benefits from a voluntary method of sale:

1. I will be able to live in the home (or collect rent from the tenant) for several additional months, perhaps even over a year, while my lender processes the short sale request. Because I will not be making any mortgage or property tax payments during this time, this will result in a *substantial* financial benefit to me, potentially \$10,000 to \$20,000 or more!
2. I will qualify for another home loan again sooner with a short sale than with a foreclosure on my credit report. Current conventional loan guidelines require a 2 year wait after a short sale or bankruptcy and a 5 year wait after a foreclosure.

I will incorporate the follow risk mitigation measures to protect me:

1. I will list my home with John Woodall of Home Auction Advantage. John holds California Department of Real Estate Broker license 01740669 and is a member of the North San Diego County Association of Realtors (Sandicor# 119005). He has specialized in short sales since 2006.
2. As my Agent, John will not allow me to sign or initial any type of document reaffirming personal liability for any discharged debt.
3. John will not allow me to sign or initial any document that could possibly insinuate to a court that the debt has converted to recourse status.
4. Escrow will not close and title will not transfer until after all loans have been removed from the bankruptcy estate either through the automatic stay being removed or the bankruptcy file being formally discharged.

Thank you, in advance, for allowing me to enjoy the vast and immediate benefits of pursuing a short sale with the miniscule risk posed by the above protective postures.

Sincerely,

(Your Name)

P.S. Here's John's contact information if you have any further questions for him:

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